



Department of Development Services  
Planning Division  
Meeting Minutes of the  
Historic Preservation Commission &  
Historic Properties Commission  
(Approved)

---

**REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION &  
HISTORIC PROPERTIES COMMISSION  
WEDNESDAY JUNE 17, 2009**

---

**Commissioners Present**

Greg Secord  
Michael O'Connell  
Alan Ambrose  
Lynn Ferrari  
Catherine Connor

**Staff Present**

Roger J. O'Brien  
Kim Holden  
Ken Schwartz

**Alternates**

Jonathan Clark  
David Ransom

---

Chairperson Secord called the meeting to order. He appointed Jonathan Clark and David Ransom as alternates.

**I. Minutes**

The May 20, 2009 minutes were not available for review.

**II. Historic Review**

**A. 77 Wadsworth Street – Demolition of building**

Staff Architect Ken Schwartz presented the application and stated that the staff recommends denial of the demolition.

Sandra Kee Borges, representing Vibeke Dressler, stated that when the property was occupied as law offices, it had an occupancy load of six people. When the law firm applied for its certificate of occupancy in 1982, they also applied for a zoning variance because of some issues with the building. However, nothing was ever done to change the structure because the small number of people occupying the building were not subject to any big safety issues. The law firm has relocated their business and the property has since been vacant for almost two years.

Ms. Borges stated that in order to reoccupy the property for either residential, multi-family or commercial purposes, it would require updating many of the systems such as electrical, plumbing and HVAC along with other areas that would need to be addressed in order to bring

the property up to code. She addressed the costs of renovation and stated that it is not economically feasible to save the building.

Mr. Schwartz addressed the point that Ms. Borges made about the stairs needing renovation to be brought up to code.

Mr. Roger O'Brien addressed the fact that the property was used for law offices up until two years ago and therefore should not need as much renovating as the applicant stated.

The property owner stated that the property has outlived its purpose. He stated that the bathrooms have failed and that there is a tremendous amount of water damage throughout the whole building. Also, the egress stairway causes many safety issues. He addressed how the cost of renovations continues to rise after more problems are being discovered.

A discussion amongst the Commissioners and the applicant occurred regarding the costs of renovation and economically feasible alternatives other than demolition.

Commissioner Ferrari suggested that the application be tabled until next meeting so the Commissioners could have a chance to walk through the building before making a decision.

Commissioner Ambrose asked if there is a low interest loan that the applicant could apply for regarding her historic work and Mr. O'Brien stated that the Hartford Preservation Loan Fund could be administered through the Housing Division.

On a motion made by Commissioner Ambrose, and seconded by Commissioner Clark, the application was tabled until the next scheduled meeting.

All commissioners voted in favor of the motion.

#### **B. 18 Park Terrace- Roof replacement, skylight replacement, new siding for dormers**

Staff Architect Ken Schwartz presented the application and answered questions.

The daughter of the applicant stated that she would not be granted fire insurance unless the roof was replaced. Because her mother is on a fixed income and using retirement money for the project, she asked that the Commission approve the most economically feasible solution regarding building materials.

Ken Murray, the contractor, described the skylights and their visibility from the street.

On a motion made by Commissioner O'Connell, and seconded by Commissioner Clark, the following resolution was approved with the amended condition:

WHEREAS: The Hartford Historic Properties Commission has received an application for Historic Review for 18-20 Park Terrace, application number 20092040, roof

replacement, dormer siding replacement, skylight replacement and tree pruning, dated May 28, 2009; and

WHEREAS: The subject property is individually listed on the National Register, and is in a Local Historic District; and

WHEREAS: The existing roof is composed of asphalt shingles and the proposed replacement roof is composed of 30 year asphalt shingles; and

WHEREAS: The existing trees are interfering with the integrity of the roof; Now Therefore Be It

RESOLVED: The Historic Properties Commission approves application 20092040 dated May 28, 2009 with the following condition:

1. The dormer asphalt shingles on the Park Terrace side are removed and the underlying shingles be evaluated, and be repaired or replaced as required, and stained.

RESOLVED: This approval is effective this 17 day of June 2009.

All commissioners voted in favor of the amended motion.

### **C. 810 Prospect Avenue- Roof replacement**

Chief Staff Planner Kim Holden introduced the application and stated that the applicant is on the agenda as a response to a cease and desist order. She also stated that there are two suggested resolutions in the Commissioners' packets, one to deny the application and one to approve it.

The owner of GBA Construction stated that they started building under the assumption that they had a permit. He described the process he went through regarding going to Licenses and Inspections, filling out paperwork, and paying the fee.

The right rear quarter of the roof has been replaced with the new building material, and most of the original tiles have been removed.

Mr. Roger O'Brien stated that the permit application states that building cannot begin until the permit has been issued.

The applicant spoke of a hardship by stating that replacing all of the tiles would not be economically feasible.

On a motion made by Commissioner O'Connell, and seconded by Commissioner Ferrari, the following resolution was approved:

WHEREAS: The Hartford Historic Commission has received an application for Historic Review of the property located 810 Prospect Avenue; and

WHEREAS: The property is included in the Prospect Avenue National Historic District; and

WHEREAS: Work to the roof commenced without a historic permit; and

WHEREAS: The applicant proposes to replace the tile roof with an asphalt roof; and

WHEREAS: The applicant has not provided an alternative plan; Now Therefore Be It

RESOLVED: The Historic Properties Commission hereby approves the application to replace the existing tile roof with an asphalt roof.

RESOLVED: This act becomes effective this 17 day of June 2009.

All commissioners voted in favor of the motion.

### **III. Adjournment**

Meeting adjourned.

Respectfully submitted,

---

Roger J. O'Brien, Secretary